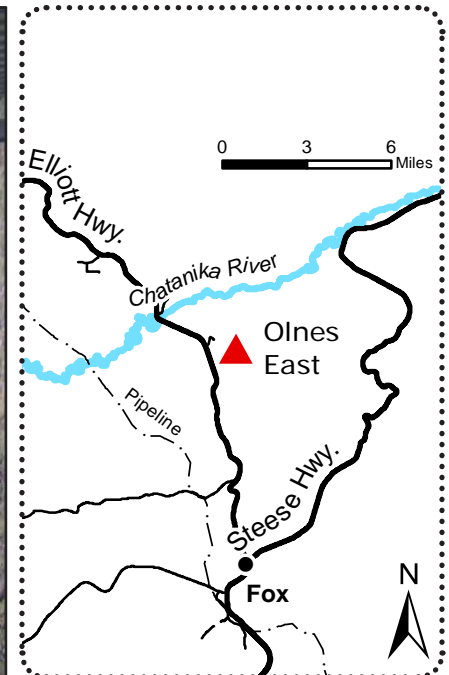




## Olnes East



An eastern view of Simpson Way in Olnes East



PARCEL #	AK DIVISION OF LANDS (ADL) #	ACRES	LOT	BLOCK	MINIMUM BID
1120	407261	5	11	4	\$15,000
1121	407293	5	21	3	\$16,500
1122	407305	5	19	3	\$15,000

### WHY BUY?

Olnes East parcels are residential parcels north of Fairbanks. These parcels are eligible for the Veteran's Preference Auction! See the Veteran's Preference Auction section of the brochure for details.

### LOCATION

Olnes East is located 18 miles north of Fairbanks.

### ACCESS

Access is from the Elliott Highway near milepost 9 via At Your Own Risk Rd and gravel roads and trails within the subdivision.

### RIGHT-OF-WAY STATUS

At Your Own Risk Rd is a gravel road. Other ROWs are trails or pioneer roads.

### SURVEY & MTRS

Olnes East is survey ASLS 80-178, located in F003N001E19, F003N001W24. The survey has been filed as plat 81-143 in the Fairbanks Recording District.

### RESTRICTIONS

Easements affecting these parcels, as depicted on the plat, may include, but are not limited to, utility easements. Information on restrictions, easements, reservations, and setbacks may be depicted on the plat, contained in the plat notes, or be recorded separately.

### LOCAL GOVERNMENT

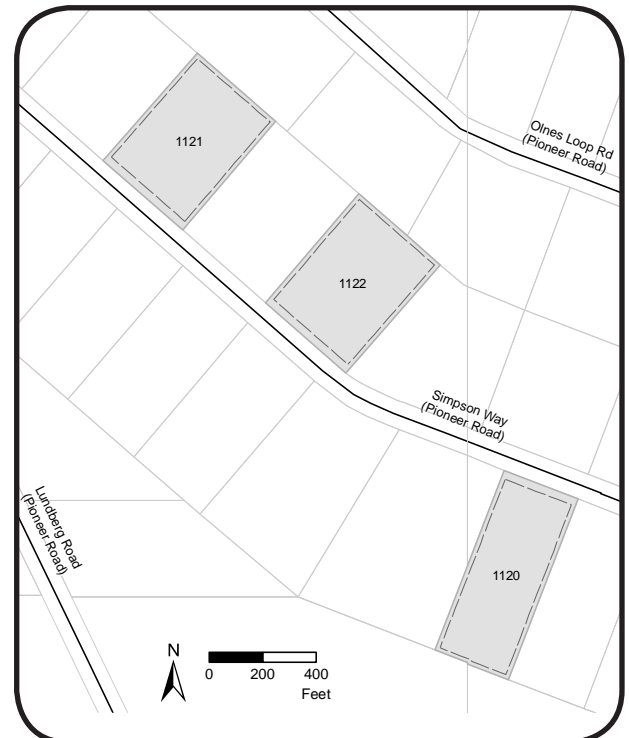
This area is within the boundary of the Fairbanks North Star Borough and is subject to applicable platting authority, local ordinances and property assessments. Local ordinances may impose setbacks, easements, or restrictions in addition to those mentioned under Restrictions above. Please check with the borough for details of current ordinances.

### NOTES

This area is in a Critical Fire Management Option. See the Fire section of this brochure for details.

### UTILITIES

There is no municipal water supply or sewer system. Please see the plat notes and the Sewer and Water section of this brochure for details. There are no utilities (electric, phone, internet, etc.) currently in this area.



**Note:** Maps included in this brochure are for graphic representation only and are intended to be used as a guide. It is the responsibility of the purchaser to review recorded subdivision plats/maps, surveys, and plat notes for information on the parcel location, easements, building setbacks, or other restrictions that may affect a parcel. Information is available from the DNR Public Information Centers or online at <http://dnr.alaska.gov/landrecords/>.